

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
PUBLIC HEARING**

March 5, 2007

Redevelopment Commission members present: Steve Belter, Larry Oates, Earle Nay, Patsy Hoyer, and Diane Damico. Also in attendance: Mayor Jan Mills, Clerk-Treasurer Judy Rhodes, City Engineer Dave Buck, Fire Chief Phil Drew, Josh Andrew, Beverly Shaw, Charlotte Martin, and Deborah Kervin of the Department of Development, City Council members Patti O'Callaghan, Ann Hunt, Randy Truitt and Matt Plomin and citizens and members of the media.

Mr. Belter called the meeting to order at 6:06 p.m. Mr. Belter said as a word of information about our plans for this evening, I will not be asking for a vote today on either the location or the financing of the fire station. We will have a presentation from City Engineer Dave Buck and from Fire Chief Phil Drew about the station. We will then devote the rest of the meeting answering your questions and taking your comments. If you have a question or a comment, so that all of us can hear you, I'd ask you to come to the podium and ask your question or make your comment there and please state your name. Were all the appropriate notices posted and/or mailed? Ms. Kervin answered yes.

OLD BUSINESS

Mr. Nay made a motion to approve the February 16, 2007 minutes. Ms. Damico seconded. Mr. Oates made a correction to the minutes on page 6. He stated that where it says "*entity*", it should say "*activity*". Mr. Belter asked if there were any other corrections. There were none. The minutes were approved as amended and the motion passed unanimously 4-0.

NEW BUSINESS

Mr. Belter stated the next item of business is the presentation by Dave (Buck, City Engineer) and Phil (Drew, Fire Chief). For those of you who did not pick up the City Engineer's Report on the location Study, there are copies on the table.

Mr. Bauman said I am told we may run out of copies. If we do, there will be some additional copies available tomorrow. It's also available on the City's website.

Chief Drew said I think it's fairly obvious to everybody here that the issue of the fire station and the issue of the planned development and the issue of this whole evening goes back not to just when the annexation happened, but it goes back 4 or 5 years when the businesses were proposed. I think that's quite fresh in everybody's mind and has a lot

to do with the interest that's here tonight. As far as the fire station goes, we did look at some different locations for the fire station. It is my strong opinion, that that corner is a very good location for the fire station. The residents of Prophets Ridge and Stonebridge, which will soon be developing across from Prophets Ridge, will be best serviced from that corner. Westport is also served very well from that corner. The drawback to this corner obviously is the history and also that there is development already around it. People are surprised to see some changes happening there. When we looked at it that was the biggest drawback, and really the only drawback that we can say for sure. We can talk about should we go to another location because of future annexation. Is the City going to develop further north, is the City going to develop further west? From my understanding, northwest—nobody is planning on any annexation to the northwest at this point. The northwest side of Salisbury Street that we talked about in Option #1 is almost at the edge of the City. That's a factor in recommending that Option #4 is a better location.

Chief Drew continued with the collector roads have been talked about. I know that some people have brought up those as an issue in and of themselves. Collector roads are driven by the development. They're not *there* or *not there* because of the fire station. The collector roads are happening regardless of whether a fire station is there or whether a fire station is not there on that corner. The collector roads have been an item that have been considered in planning for the fire station. The two ends of Westmoreland have started; the middle will very likely be filled in. That will be a road that not only the fire trucks will utilize but there will be a lot of traffic on that road going up and down it at reasonable speeds, I might add. That is not an issue as far as the road—does the road go in or not go in because of the fire station. No, the road goes in or doesn't go in because of growth in the area. The fire department would utilize that road if it goes in, but that is a separate issue.

Chief Drew said the other Options have their advantages and disadvantages. The biggest thing in my mind is I understand that we have an objection from past history of the site and from the other conversations that I've heard lately. Then we have the people who live in Westport, the people who live in Prophets Ridge and the people who live in Stonebridge. This is by far the best choice for those people, as far as emergency response. We can discuss that and have our opinions on that, but from any one of the locations that we've looked at, we cannot get there faster from any of them except for this location right here (Option #4). That is why this location is the preferred location from the Fire Department's point of view. It provides the *best* care for the greatest number of people.

A citizen commented, you keep saying *corner* (*directed to Chief Drew and barely audible*). Chief Drew answered when I say corner, the corner lot. If there's no planned development it would make more sense to put it on the corner, yes. I can answer questions or however you would like to proceed.

In response to a citizen's question (*inaudible*) regarding Option #5, Chief Drew stated my preference would be if you're going to go to Option #5, let's take a look at

Option #4 without the planned development. It would be a greater benefit to the Fire Department to be located closer to the corner.

Citizen, Gretchen Bertolet, said I live in Woodfield Estates which is the subdivision across the street from Soldiers Home which is sort of catty corner to where your optional site is. I have a couple of questions. Does the City have the authority to establish a planned development that clearly dictates to a developer the type of businesses that can be in neighborhood shops at that corner for now and evermore? I've seen things that have been called a "custom zoning request" to assure that a certain style would be followed and that certain types of businesses will be permitted there. That's question number one.

City Attorney Bauman said the answer is yes. Under the Unified Zoning Ordinance, if a planned development is passed, both the layout, the architectural requirements, and the allowed uses can be specified in the planned development.

Gretchen Bertolet said for now and evermore?

City Attorney Bauman said for now and evermore. That could only be changed by going all the way back through the same process.

Mr. Belter said which does require Council approval.

City Attorney Bauman said and that has been done for other planned developments.

Gretchen Bertolet said that was a question for my clarity. I'm still against the corner, but I thought I'd clear that up. My second question is what has happened since the APC and the City of West Lafayette's support of the zoning not being changed a few years ago from R1 to business? Certainly, to me this isn't about the need for a fire station. I think everybody recognizes that—that's not part of this issue at all. It's the placement of the fire station. A lot of us fought very hard a couple of years ago to keep that corner R1 and we felt the church was going to come in. Now it's talk of the fire station and a land swap and the developer which is going to have the opportunity to have neighborhood businesses there. I'm at least curious to know what are all the reasons for wanting that to move forward after such a valid and valiant fight of our neighbors and many people to keep that corner R1?

Mayor Mills said I'd like to address that question. I'd like to say more in the way of an introduction, but I won't at the moment. I think Dave (Buck, City Engineer) wants to give some background of the whole process which maybe will answer some of the questions. I will directly answer your question. What has changed is there are now approved plans for more than 1200 homes north of Kalberer Road, that weren't approved four years ago when that corner was looked at. That's one thing. The second is when that neighborhood business, and it was *neighborhood business*, was proposed initially—which I voted against—because in neighborhood business there are some things that are

restricted. You can have a liquor store, you can't have an industrial use—some big commercial thing—but, you can have a gamut of other things in neighborhood business. That is not what is being proposed here. What is being proposed is a planned development where businesses will be itemized; what could or could not go in. Those are the two differences, that growth has happened and whether you believe in smart growth or not—whatever smart growth is. I think you can do plenty of reading and come to the realization that neighborhood areas without any kinds of amenities of business, neighborhood restricted business, are not smart growth. All that encourages is more and more homes and further and further distances for people to drive. Having said that, that's a decision that the community should be making, and that's the whole process of taking a planned development through the Area Plan Commission with lots of time for public input and taking it through the City Council where it eventually has to be approved or disapproved. That's how the process worked the last time. This time I'm saying there's a different scenario. Much growth has happened in four years and there are more than 1200 homes already approved. They're not built yet, but there's a good start out there. Those are the two things that we think, as a City, have changed.

Mayor Mills continued with I'm going to add something else. We have proposed this site because that's our job to say to the Redevelopment Commission and the City Council, we've looked at these possibilities. This was the one site that we think provides the best public safety. If you don't want the planned development, take that out of the equation. We don't care about that. Our responsibility to all of you, to the City, is where is the best location for public safety and how can we do it being fiscally responsible? How do we do it for the lowest tax payer dollar? Our whole idea of the land swap is because then suddenly our cost of land goes way down. If we could only buy 2 ½ acres instead of the entire 8 acres, it's a cheaper project for us, the City, and you, the taxpayers. If people don't want the planned development, take it out. We don't care. We don't have a stake in it as a city. We only have a stake in it because we are trying to provide the best service. After doing all the study, that's the best corner for providing the service. That's not the *only* place it can go, that's the *best* place it can go. That's a decision we have to make. Do you want it in the place that gives the very best fire and first responder coverage? Or, will you settle for the second choice? If you will, that's fine. Again, we don't have a stake in it. If another site is chosen by the Redevelopment Commission and the Council, it's not going to hurt my feelings. My job as the Mayor, and their jobs, as department heads is to recommend, after doing the best study that we can, the site that we think is the primary location. The rest is up to the Redevelopment Commission, the Council and all of you. From our standpoint tonight, what we're doing is making a recommendation to the Council based on all the months of study that we've done, this would be the best location for service. The rest, again, is a public decision.

Gretchen Bertolet said first of all, you said you didn't care about the planned development, but it still provided the most economical way to acquire land. Could you do it without the land swap and would it still be the most economically feasible property?

Mayor Mills answered I don't know. I think we'd have to go back now and rerun numbers, if that's not the primary site. If everybody agrees that that's not the best

location, then we go back and we look at the others again and we rerun all the numbers. Based on everything we ran first, this was the best location, the most inexpensive way to do the fire station. Dave can give you a lot of the background on this study.

Dave Buck introduced himself and said I have done a lot of the research and work on this. I want to thank everybody for taking the time to come out this evening and take the opportunity to have a little bit more discussion about this. Hopefully, I can provide some additional background as well as information on the study and the report. I know there's been a lot of discussion that's been going on.

A couple of years ago, in 2004, we first started talking about annexation and the need to consider it and possibly move forward with it and future growth for the City—mainly to the north. That was identified in the long-range plan and growth is happening out there, not just in the areas that we annexed, there's Lauren Lakes and Arbor Chase, that many of you live in and Prophets Ridge. There's recently been a planned development rezone for Stonebridge, which is a planned community of quadplexes on the east side of CR 75. Beyond that, there's Winding Creek subdivision; there's Harrison Highlands subdivision; these are under construction with homes going in right now. There have recently been two rezones from agricultural to R1 in the vicinity of CR 500 and CR 600, both west of Salisbury Street. One of the reasons that this development can happen is because they have the utilities available that they need to develop that ground and the market is driving it and development is stepping up and doing that. American Suburban Utilities, as many of you may have heard of as ASU, is to our north and to our west. They are a private sanitary sewer service and company that provides that utility to developing areas. As a City, we only have sanitary sewer utility. We do not have a water company, or a water utility. We do not provide that service. It's a private company; Indiana American Water not only provides that service for the City, but for the growing areas outside the City in the area that we just annexed. This is a real issue for the City because to be able to annex an area and grow, we need to be able to provide some quality of life, quality of health utility. From a very long term prospective and view, the annexation... (*Pointing to a chart of Exhibit #2*) Exhibit #2 in the report shows in tan, the annexed area. I'll admit I could have done a better job addressing this in the report. Hopefully, a lot of the concerns and questions about the whole big picture that we've come to accept and realize as what's going on with American Suburban being out there was taken for granted. This annexation basically takes us to their doorstep. In fact, we've had discussions with American Suburban and agreements to serve certain areas and have basically called CR 500 N the service limit which it was at Salisbury Street. It was a little bit east of Salisbury Street what they had in their service area. They agreed to let us grow to Salisbury Street in the future. That area in orange on that map is what's in their sanitary sewer utility service area. It's also very much on the west side of the City as well. Future US 231 is somewhat of our agreed boundary in that direction. They actually are a little bit east of where that alignment is planned to go. We've talked to them and they're unbounded to the north and to the west of that. Their current service limit is CR 600 N, but they're servicing Harrison Highlands and have plans to amend their service area and grow north of that. So from the long term prospective with the City and growth, we really need to start thinking and talking about working with American

Suburban because our growth capabilities are very limited to that. In retrospect, that had a big impact on where the best location for this station is.

In response to a citizen's request, Mr. Buck identified and pointed out some of the roads on the display chart. He also pointed out where Option #1 would be. Mr. Buck stated if we want to provide fire protection to a very large area that we have no guarantee that we're going to annex in the next 20 years, simply anyway, without crossing this big hurdle with American Suburban—that's the west edge of the City limits. Mr. Buck continued with our first look at this, the reason that these were numbered Options #1, #2 and #3 is because that's basically the order in which we looked at them in detail.

At this point several citizens asked questions, but did not come up to the podium or identify themselves. Their questions have been entered into the minutes as they were able to be heard.

A citizen inquired if the sewage was the main reason you wanted to locate it there? Mr. Buck said it played a large role in it. It plays a large role in the future of West Lafayette being able to grow to the north. If we were to take Option #1 and locate it there, if American Suburban and the sewage coverage issue were off the table, then it would be centrally located for the known future growth of the City. That's not assured, until we decide and approach and work with ASU to either acquire them or either work on some type of merger or some type of agreement where the City could grow in City boundaries, but may or may not grow in utility service. This would be a large hurdle which would take a lot of time and discussion to figure that out. We're proposing this station...

A citizen said on the extreme northeastern edge of the City? You keep saying this is the best location, why is that? Chief Drew stated the large advantage to that is, right now our average response time from when we leave the fire station to when we arrive at somebody's home or business is 2½ minutes. We want to maintain that. From that location, it will take us 2½ minutes to get to Prophets Ridge. We can't do that from any other location.

A citizen asked a question about 3½ minutes. Chief Drew answered that's the national standard—more of a maximum.

A citizen said how do you get to the Research Park in 3½ minutes? Chief Drew said we have a nice straight road to go down—Kalberer. Part of our response time is getting to the entrance of the subdivision, but once we get to that subdivision, depending on the layout of that subdivision, it's going to take us a significant additional amount of time to get to where we need to go. Whereas in the Research Park, the roads are laid out much nicer, we can go straight down Kalberer and get to where we need to go.

A citizen said in the report, it says 90% within 3½ minutes, I understand you want 2½ minutes. Why in the report then later on, did everything get converted to 1½ miles when travel time isn't really taken into account locating on a major road rather than

locating for example, you've got your Option #4 and Option #5 which are probably a few hundred yards apart, one of which doesn't have any commercial development required with it, it doesn't have any extra costs. It just doesn't seem right that you should eliminate Option #1 which has actually very good roads and I believe it gets you to all the locations within 2½ minutes and provides much better service to the existing people that you're going to be running non-fire emergency calls to and are also going to be able to cover the other areas. I have trouble with that.

Chief Drew said the 1½ miles and the 3½ minutes are based upon an ISO formula. They equate going 1½ miles to take 3½ minutes. If we're on that corner of Soldiers Home and Kalberer, we can get to Prophets Ridge in approximately 2½ minutes. We can not do that from any other location.

A citizen asked are you getting to 90% now in 3½ minutes? Chief Drew answered yes, 2½ minutes is our average. 90% of our calls is in 3½ minutes.

A citizen said so you've actually taken a truck and clocked it from one location to another and seen how long it takes? Chief Drew said yes we have. Citizen continued with and that's what's in the report? It looks to me like...Chief Drew said no, the report is giving information that is more ISO oriented. That is information that is more easily discussed. The citizen continued with what is the longest timed run from the site #1—I'm not talking about miles—I'm talking about what is the longest time it would take you to get to the farthest point? Chief Drew said from site #1 to Prophets Ridge would take from 3½ to 4 minutes.

A citizen commented that Soldiers Home Road from Kalberer to Prophets Ridge is probably the worst road in Tippecanoe County. It has 2 S-curves; we've had 5 accidents in the last 6 months. This goes on continuously. On Salisbury, it's a straight shot to CR 500 N, you can get to any place on straight roads, which you certainly won't do on Soldiers Home from Kalberer to Prophets Ridge. It's very dangerous with two S-curves. Chief Drew said I agree, I don't like the curves there. In order to avoid those curves we would have to go up to Salisbury across CR 500 N and then we're coming all the way back down, for instance to get to Westport.

A citizen asked are those black dotted lines (*referring to the chart*) the future roads? Chief Drew said yes. The citizen continued with if you took that one horizontal line over to Salisbury, are there any homes there? Mr. Buck said there is one home there.

Chief Drew said Option #6 would be a very nice location for a fire station, right there in the middle where those roads come together. The problem is we have to deal with what's there now, what's going to be there 5 years from now, and what's going to be there 15 years from now. That would be a real good location. That would put us right in the middle of everything, right in the middle of the subdivisions and the fire station would be up and running first so there wouldn't be any issues as to whether or not it's a surprise that there's a fire station there. The problem is, when do those roads go in? It's

going to be at least 5 years from what I'm understanding and it could be as many as 15 years.

Citizen, Terry Phillips said your study assumed those roads were there, is that correct? Chief Drew said the ISO study assumes that those roads were there.

A citizen asked would the new fire station under Option #4 be a first responder for the Woodfield Estates subdivision? City Attorney Bauman answered not unless Woodfield is in the City, which it is not now.

A citizen asked if they would be taking a longer path everywhere to avoid the S-curves and if that would decrease the value of that location (Option #4). Chief Drew said we wouldn't be able to avoid the S-curves going to Prophets Ridge and going to Westport and Stonebridge.

A citizen asked under what circumstances would you avoid them? Chief Drew said the discussion was, if we're at Option #1 and we wanted to avoid those S-curves, which I agree it's desirable to avoid those curves, but in order to do so and go to Westport from Option #1 is going to put us over 5 minutes to get there.

A citizen asked do you have a guarantee that Westmoreland is going to be completed all the way to Lauren Lakes?

City Attorney Bauman said the plan shown on there for those two collector roads was put forth by the Area Plan Commission. The Area Plan Commission has the exclusive jurisdiction of approving subdivisions. Once they put those lines on a piece of paper, then when any subdivision is built in there, they will make them connect those roads. That's how it works. The citizen said I understand, and thank you for that clarification. What I'm saying though, with everything that I'm hearing, is the only way you can put that fire station where you want to is if Westmoreland is a guarantee, because to get to Prophets Ridge, you're going to have to deal with those S-curves. How far away is it before that road's going to be finished, that's my question. City Attorney Bauman said the answer is yes, but as he (Chief Drew) said, it may not be for 15 years. It's going to depend on when that gets developed. The citizen said then why does that make this a better place for this fire station? Mr. Buck said those roads being in were considered for all five options; to keep them one—apples-to-apples so that we could get the best possible picture for each site. Site #1 has benefits because those roads are in as well. So on Option #1 it gets you all the way to CR 75 because those roads are in. That road is a function of the development as to how soon it happens. The citizen said so your 2½ minutes is with the S-curves. Chief Drew said with the S-curves, yes.

Dave Buck said I would like to say something about the 1½ miles. The Insurance Service Office, the ISO, comes in and grades fire departments on their ability to cover and provide; do their job, basically. They report that to the insurance companies and then that's what class West Lafayette would have and that's what your insurance companies are going to charge you on your homeowner's insurance. Lafayette recently went up in

its ISO classifications. They bought some new equipment. Only about half of our grade is on fire issues, 30% of its on water supply. A mile and a half is what they recommend as the bench mark. They equate that to a 3½ minute, or how many ever seconds that is, travel time. The NFPA which is another governing body, National Fire Protection Association, says 4 minutes is the goal standard. A minute of turn out time to get the call, get on the truck, and get out of the station and then 4 minutes to drive there. Those are goals to do what's in the report; 90% of your incidents. Because we wanted to be consistent and uniform, we used the ISO standard. Phil, because of his knowledge of the local roads and everything, can say I can get down Salisbury a lot better so that's a little bit better or I can get down Kalberer a lot better, the S-curves concern me so we should try to avoid that if we can. Mr. Buck continued with the 1½ minute provides a consistent look so that we could get an apples-to-apples comparison as much as we can. It was something that we could physically measure from each location and look at. Travel times are not consistent even if he has experience; if it says he can drive it at 7:30 in the morning and get there in 20 seconds or 2½ minutes...what if it's icy...what if it's Friday of spring break...what if there's an accident in the middle of US 52? All those things come in to it when you start counting seconds. That's why we chose to look at the 1½ miles, because it gave us a simple consistent comparison.

Mayor Mills said Dave, do you want to talk about the overlap of the areas, so that we have redundant coverage with the other stations, just briefly, so that people can understand that. Dave Buck said each of the site options had some benefits with overlap. I'm just going to use the Option #4 because that's the only one that has a big board up. Each one of the exhibits in the Report shows how much overlaps. Some people think this is a lot, some people think that's way too much. Station #1 and #2 don't have as much area, but where does our core residential area exist in the City? Avondale, University Farms, Bar Barry Heights, Amberleigh Village—that's where we have existing houses and we're getting basically, double coverage which is a good benefit, but it's not essential. Chief Drew said I think there's some confusion on that. When we're responding to a medical emergency, the cross coverage does not matter that much because we're sending one truck from one station. But when we're responding to a fire call, that cross coverage is absolutely essential, because one fire truck is going to bring three people to the scene probably and we need the other stations responding to have enough manpower on the scene to take care of a fire.

A citizen asked when you look at the locations for fire stations, 50% of your calls are emergency medical response, right? Chief Drew said 67%, I didn't tell you that, but 67% is the medical calls, yes. The citizen continued with when you look at that as vulnerable population. Your vulnerable populations are Greentree, George Davis Manor, and Westminster. When you look at how that Option is...Dave, do you have a map for Option #1 or did you just make one for #4. Mr. Buck said I didn't make one this large for Option #1. City Attorney Bauman said for those of you who have copies, it's in this report and it's on the website. The citizen continued with when you look at that though, it makes sense that a place where 67% of what you do—emergency response, there's an ambulance that is covering you as well. So, Option #1 really covers those vulnerable

populations and that's just my point. The point is you only brought one map for Option #4, not all the options.

A citizen said in your report, it also says that for Station #2, the most vulnerable spots that you have are going north across US 52; so, ideally whatever station we have, that would cover north of US 52 would be really good. Then in your essential over coverage, you're also saying the west is very vulnerable because there's no good way to get from Station #2 to the west which means that ideally if you want two people to respond, you really want to have something on the board to go west, correct? The assumption that you're not going to grow is rather short-sighted.

Chief Drew said there's also an assumption that if we do grow, that one central station is going to cover everything and that's not a given. A citizen said but we stand a better chance. Chief Drew said that, or we stand a better chance of spending a couple million dollars to build a station where we're going to find out later on, maybe it shouldn't have been there because instead of providing two stations in their ideal locations, we now have one station in a less than ideal location and we cannot get to Prophets Ridge, we cannot get to Westport, and we cannot get to whatever develops to the west adequately.

Gretchen Bertolet said this is actually a question for President Belter and City Attorney Bauman, going back to the zoning issue, to make sure that I understand. I don't live in the City of West Lafayette, I live in the County. I live in that little neighborhood called Woodfield Estates, across from the corner of your best Option. I'm trying to figure out what our rights are as citizens of Tippecanoe County. This is my legal question, and that would be if we go before the Area Plan Commission to once again voice our concern that we do not want to see this changed from R1 to planned development or whatever. Does the City of West Lafayette, then, have to abide by that ruling of the APC if we win, and I think we'd win, or can you just move forward with this? City Attorney Bauman said the State Zoning Law provides that the Area Plan Commission on zoning issues makes a recommendation and in this case, the City Council makes the decision. That's true of all the zoning matters that come before the Area Plan Commission; they make a recommendation and either the City Council or the County Commissioners depending on where the property is, make the final decision. Ms. Bertolet continued with so if we, who live in that nice little neighborhood of Woodfield Estates go to the APC and get them to rule in our favor, but the City decides to not follow that ruling and moves ahead with putting the fire station and the planned development at that corner, do we have any rights after that—of appeal? Where do we go from here? Sitting here and first hearing that this fire station would not be the first responder to our neighborhood is really shocking. It's just a shame, because when you look at that corner, you have a containment pond and you have property that protects Arbor Chase from a lot of the noise and lights that are going to emanate from that corner and you have the "Berlin Wall" that's been constructed around Saint Joseph's neighborhood, so they're pretty protected as well. But you have this sweet little neighborhood of Woodfield Estates and I would ask all of you from that area to please stand so that you know how many

people are here tonight and I'm assuming have great concern about this. What are our rights?

My name is Steve Hare. I think Gretchen's introduction is probably a good time for me to come up to the podium. I'm a West Lafayette resident for the last 32 years and a resident of Woodfield Estates as well. There are many reasons I'm opposed to this now planned location of the fire station and the commercial development on the northwest corner of Kalberer and Soldiers Home Road. I don't have sufficient time to discuss them all here, I'm sure, but let me highlight some of the issues. From the City's public information, I understand your actions today include the approval of the fire station plan—I know it's been tabled for the vote—at this particular location. But this location for a fire station will require at least some zoning approvals and that the City's proposing to rezone this site to permit both the fire station and commercial development on this corner. This plan was announced by the City only recently on February 16th when we read about it in the paper. The City's offered very little information about the intended commercial development or the impact of the fire station at this location, as far as I'm concerned. We contested a similar commercial development plan 4 years ago on the corner due to the impact to the quality of life for the surrounding residents and neighbors. The public safety issues related to access and egress to that corner for shopping and the abundance of vacant retail space within two miles of our residences both south and west along the US 52 West corridor. The present fire station plan raises all these same concerns. The commercial zoning, and we've already heard from Mayor Mills, she voted against this 4 years ago at the February 19th APC hearing. I will quote what she said though, in the minutes. This is a quote, "the majority of the residents are in opposition of that". The residents are still in opposition to the commercial development on this corner. I have here, 11 pages representing 130 signatures of petitions opposing this project; opposing both the location of the fire station and the commercial redevelopment. I offer these petitions to the Commission as part of this hearing. My personal greatest concern is the public safety risk imposed by the higher concentration of traffic in and out of the retail space at this location. The high speeds traveled on Soldiers Home Road and Kalberer Road, and the dangerous S-curves with spins and slide offs, I've personally witnessed, the increased traffic due to the newly annexed residential developments further north, the high levels of traffic on football Saturdays, and the joggers, walkers, and neighborhood children on their bicycles will combine and lead to potentially tragic consequences. Of course a fire station with planned fire truck routes along Soldiers Home Road raises the similar traffic safety concerns to me. Neighborhood businesses aren't the future in R1 residential areas. You need simply look at the corner of Robinson and Salisbury in West Lafayette. Numerous restaurants and now Vogue Cleaners have now closed their doors and can't succeed at that location. There's no reason to believe our neighborhood would be any different. A careful and complete detailed traffic study and analysis need to be done for this proposed location. If one hasn't been done already, I'm quite surprised and if one has been done, I'm surprised it wasn't made available to the public. I strongly urge the Redevelopment Commission and the Council to grant a continuance on this decision allowing further traffic plan study and to allow further investigation of the other fire station location options, as most of us present here tonight believe there are better and more acceptable alternatives. I have heard that the

Commission has already agreed that they will table the vote at tonight's hearing. I request you not only delay the vote, but continue the hearing so that the public may continue to offer further comments as part of hearings at future meetings before you vote. Thank you.

Mr. Belter asked Steve as far as commercial development goes on that corner, can you help me help the Commission help the Council members understand, are you opposed to all types of commercial development or can we draw a distinction between dentist office, insurance office? Mr. Hare said no, we have been opposed to all commercial development on that corner. As I said in my comments, I believe that the traffic problem there would be disastrous. We have seen a number of problems there; I believe there was a child hit on a bike along there a few years back, probably 5 to 10 years back. It's just not an appropriate location with access to that area in and out for commercial development. I think many here still believe that. You have now, petitions that indicate 130 of us believe that.

Mr. Oates said I've been very concerned about the public access of this right from the start. I'm hearing a lot of people really caught on the commercial development end of it. Would there be a problem if the fire station and the fire station alone were put on that corner, from the residents' standpoint?

Mr. Hare said I can't speak to that for the people that are assembled here. However, I do know that many people are opposed to both, many are very opposed to the commercial development and I'm certain that some are opposed to the particular location for the fire station because they believe there are better alternatives. Not necessarily better in the sense that Chief Drew suggested, but better from a number of other factors I think that weren't taken into consideration, like quality of life and things like that for the residents that are existing there. I simply think further study needs to be done.

Mr. Oates asked for a show of hands of the people who would be opposed to the fire station without anything else attached to it; the fire station alone going on that corner.

Mr. Oates asked then for a show of hands from the residents of West Lafayette, within the city limits, who were opposed to a fire station at that corner.

Mr. Oates asked for a show of hands from the residents of West Lafayette who would be happy to pay a higher insurance rate, if the fire station were moved to a different corner.

Mr. Oates said I'm trying to ask all the questions, because that's one of the factors that comes in here if we move the fire station. Quite candidly, when I first saw the study, I did the same thing you folks are doing. My first response was, why are we putting it on that corner, were we not putting it in the center where Salisbury is? I'm looking at how it covers the rest of the Research Park and everything else. But, talking with the Chief, this is a potential and there could be a difference in insurance rates, what that difference is, I don't know. I at least want to ask the question and find out the answer to it.

A citizen said right now we're being charged rates based on the response time from the current Fire Station #2. I think it only impacts the people in the areas not yet developed. Our rates will not be affected; they will go down or stay the same.

David Bridges stated on reading this, it seems to me that if there's any one argument that's being really used for siting the fire station where it is and that is based on the idea that there is going to be minimum overlap with the coverage for Station No. 2 and the maximum coverage for the annexed area. This is the argument that I see here very plainly laid out. I didn't see any other arguments. On that basis, we need to look at what we mean by overlap. We get back to this 1.5 mile radius. Have you considered what the times are, it would be nice to look at this map and that you've actually put times in. Have you done dry runs over these? Chief Drew answered yes. Mr. Bridges said it would be nice to have those data, actually. I think that's a much more powerful argument than a 1.5 mile radius.

Mr. Buck said what time would we do those dry runs at? What time of day, what day of the year?

Mr. Bridges said it would still help everybody to look at this. There was *over talking at this point by several citizens*. Mr. Bridges continued with when I look at this, there is another area that's an orphan area. It's outside the 1.5 mile limit for Station No. 2; and that is Blackbird Farms. This isn't going to help Blackbird Farms at all. I query why the Blackbird Farms development went ahead as it did when it was clearly not being adequately serviced by the fire department, either Station No. 1 or Station 2. So if you're going to attach so much importance to this 1½ mile radius for Station No. 3, I think we need to look at how well you've observed it in other parts of the city. That's my point.

Ms. Damico said sir, what exhibit are you looking at? Mr. Bridges said I'm referring to Exhibit #1, which covers Stations No. 1 and 2.

Mr. Belter stated we only have 20 minutes left and I want to give other people the opportunity to speak.

Chief Drew said what I would suggest on Blackbird Farms, it is one of my least favorite response times for the City; therefore, let's not model the new portions of the City after that. Let's model them after the 2½ minutes.

Donna Majesky said and I do have a board display of all these locations that I'm going to mention. I've been a West Lafayette homeowner for 19 years; first in Bar Barry Heights and now in University Farms. During this time I cannot remember a single period of time in which all available retail business or office space has been occupied. I appeal to you to consider the numerous parcels of already vacant space for businesses, office and retail. The spaces are of various ages and sizes. I'm just going to mention a few of them. We have a beautiful addition on the College Park Center on Win Hentschel, there's 12,728 square feet available. The Vis Tech building has new space for R and D

and office, 12,684 square feet. The International Center, there's already 24,000 square feet available and that's mixed for retail, office and restaurant. In July of this year, there'll be 40,000 additional square feet. The Smitty's on Northwestern stands empty with 24,800 square feet. The CTS building on Cumberland and Yeager which can be for retail, commercial light manufacturing has 103,464 square feet. There is a Coldwell Banker sign on Kent and Cumberland for a lease at the old Pritsker Building which had MDB in it last, there's 21,000 square feet. There are a couple of sites that we don't know the square footage, the U-tech Building on Montgomery is available. There is office space in Phase I of the Research Park; there's an end cap with 4,000 square feet and another unit with 2,350 square feet. The Sagamore Parkway Town Center, the old Jewel-Osco still has 8,940 square feet. This list goes on, including University Square, Vintage Square and Wabash Commons, which is our new site where the K-Mart was, is going to 45,000 square feet of space. Additionally, there are vacant land parcels zoned for business and retail within the City limits along the Sagamore Corridor; for example there's property at Morehouse and US 52. In all, more than 300,000, over a quarter of a million square feet of empty space for office, business and retail and research are already available and this is just the 14 sites for which I was able to locate the square footage. Let's fill up what we already have and what's already being built before we build more. Additionally, neighborhood businesses that would attract children would be unwise. The amount of traffic on Kalberer Road makes it unsafe for children to cross. Soldiers Home Road is not conducive for business traffic. It is a two lane curvy road with several access points for driveways and side roads. There is a school zone on the south end near Cumberland. At present, the road has poor shoulders with the exception of the access point into the new subdivision. In 2003, an attempt was made to rezone the same parcel from residential to neighborhood business. The developer, Derrin Sorenson, withdrew that petition at the start of the City Council meeting at which it was to be voted on. If this presentation sounded a little familiar to some of you, it was. I merely edited the presentation prepared on February 13, 2003 for the APC. However, there was one key difference. The amount of available business office and retail space has increased since that time. In conclusion, remember there stands idle well over a quarter of a million square feet of business office, retail and research space in West Lafayette. Commercial development, planned or otherwise, at the corner of Kalberer and Soldiers Home was not needed or wanted in 2003, and it is not needed or wanted now. Thank you.

Aaron Wood said I am a West Lafayette resident in Arbor Chase. We had about 3 pages in that petition from our neighborhood. First, as a summary statement, I'm against the entire package especially the commercial development part of it. I have two major concern areas. Is this going to be a waste of taxpayer money in general? Are we relying on a Study that has significant flaws in it? Waste of taxpayer money; this affects not only the surrounding neighborhoods, but all of West Lafayette's residents. This entire package, Option #4 is being rushed through irrespective of the need for more infrastructure, such as east to west connectors with little allowance for future growth and annexation to the north where a high density of TSC schools exist. If the proper infrastructure were in place, the fire station could be located in the optimal central location and provide maximum coverage of not only the annexed area, but growth in any direction. Also, there's no justification including regarding why Option #1 requires an

extension of the sanitary sewer versus a site septic system. A site septic system similar to a residential system would cost less than probably \$10,000. Option #4, the proposed location, has no allowance for future growth to the north or northwest where TSC schools exist—Burnett Creek and Brandon Middle School and Harrison High School. Future expansion in this direction would force the need for a 4th fire station if you go to plan. Option #1 provides the best coverage of the general annexation area and covers future expansions to the north and northwest, therefore saving the need for a 4th fire station and an additional possibly \$4M in the near future. Another consideration for waste of taxpayer money is what is the real impact on homeowner insurance—Option #1 versus Option #4—it might be negligible. The fire station studies, the flaw and possible flaws, if you look at the maps I think it's pretty clear that the optimal location of the fire station is on the future 400 or 425 W, the east to west connector. That option is not included in the study. The next optimal location is just north of Option #1, up to the corner as mentioned earlier and that is not included in the study either. Option #4 should include the disruption of four existing West Lafayette neighborhoods, Saint Joseph Court, Arbor Chase, University Farms and Westport and other existing adjacent neighborhoods, such as Woodfield. Option #1 produces no disruption to existing or none of the future neighborhoods. Option #1 cons Options # 2, 3, and 4 regarding travel distances which appear to be inaccurate and inconsistent compared to Exhibit 10. Also, West Lafayette's best fire response coverage prior to annexation did not include Blackbird Farms, Arbor Chase or Westport. Where's the problem with leaving Stonebridge out now? Stonebridge does not even have a street built yet. There's a sign in the middle of a cornfield. Response coverage needs for Purdue Research Park are underestimated. Manufacturing research facilities involving flammables and combustibles should be of paramount concern especially for all neighborhoods in the annexed area including existing neighborhoods which are all down wind of the Park. A breakdown of probabilities of incidents, including types of incidents, and emergency fire assistance are not provided by geographical area in this study. It appears that the bulk of non-fire incidents would occur at care facilities which are easily accessed by the Option #1. Option #4 does not include a count for increased safety risks by establishing and utilizing Westmoreland Road which runs directly through Arbor Chase subdivision to access Lauren Lakes in the future. The utilization of Westmoreland Road is unsafe to all residents of Arbor Chase especially children. Option #4 does not include a count for increased safety risk by utilizing Soldiers Home Road to access all northeast neighborhoods. Soldiers Home Road is incapable of handling high speed responses and is unsafe for any emergency response. Thank you.

Terry Phillips of Arbor Chase said I've read the entire report of February 2007 and my reactions are: I do not feel it is a good idea to put a commercial lot or a planned development at the corner of Soldiers Home Road and Kalberer Road because the traffic on Soldiers Home Road does not need to be increased for any reason. Small business does not fit into the residential area around this site. There are plenty of empty business sites in the Sagamore Parkway and other adjacent areas. I do not feel the current church site should be the site of Fire Station #3 because it is near the edge of the City and fire trucks would use north south roads that are unsafe for fire trucks. The best use of the 8 acres at the corner of Soldiers Home Road and Kalberer Road is a good place to construct

the church as many of the recent property owners expected when they purchased homes in nearby residential areas. I feel the Option #1 site, or a site nearby, is the best site for Fire Station #3 because it is located on a north south road that is very safe and near an east-west road that is under the control of the City and it will provide the best service for West Lafayette for the life of the investment. I do not understand how a report has found its way on the agenda with out public input. I know this issue is important and I have been looking for a chance to make input to this study that was announced some time ago. This last week has felt like the decision must be made now with little public input. I hope that future project will be conducted with more reporting to and input from the citizens of the City. Thank you.

Ron Hawkins said I appreciate all the work that has been done. I appreciate the fact that you want to build a fire station in a place that's going to give the optimal kind of care that we all want. I appreciate that you want to do something that is going to be economical and I appreciate all the work that has been done. It seems to me what potentially has happened is the annexation happened at Prophets Town or the other community up there and now we're trying to meet the needs of that particular community, I understand that. I think smart planning means you take a look at what is already there. Developers came in, they developed; they developed these communities, people moved into them. They have a safe environment for their families; they've chosen to live there for a purpose. So as we plan for the future, I think planning a place where you're not going to disrupt the entire community and put them at risk by increased traffic that will happen with fire department there—especially with going up Soldiers Home Road—that's a crazy road to go on at a normal speed or when you're not in an emergency. I would just recommend, I echo what these others have said; Option #1 seems to make the most sense. I like Option #6—sorry that doesn't look doable. But I would hate for us to make decisions based on what seems to be...we need to do something now, we made the decision back there to annex, and we need to do something for those folks up there. I understand that they need good fire care as we all do. I would hate to do something based on expediency or convenience; that we're really looking at doing what's best for the community going forward. Thanks again.

Lynn Wood distributed pictures to the Commission and said these are the children of Arbor Chase for whom I'm speaking tonight. The kids of Arbor Chase are great; they're beautiful as you can see. They're all very smart but they're kind of careless. Little Clinton on his bike tends to dash out. The perpetual baseball game always going on in my front yard always leads to balls in the street. What my neighborhood really needs are those big, annoying speed bumps and those big yellow signs that say "please slow down, we love our children". What my neighborhood does not need is Westmoreland being a through street for emergency vehicles. It's not safe. It's not safe for our children that you see. It's not safe for the people in Lauren Lakes because when the fire truck stops to take care of the child that's been hit, the house will surely burn down as well. This is not a good idea with the increased traffic from the commercial. We bought into a neighborhood and so do all my future members over there on Westmoreland Street with the church. I, too, am so happy that we're having a new fire station and that you guys are looking into the welfare of our City, but please consider

these children of Arbor Chase who look to us as their parents and all of you as our civic leaders to take care of them, this is not a good option. Thank you.

Wes White, who lives in the County across from University Farms, said I'm not here to question the location or the need for the fire station at that location, but to make sure that I raise the point which has been made several times by now, of the traffic on Soldiers Home, if the fire station goes in there. Certainly, I'm very much more concerned with the potential addition of commercial development and the traffic because my family and I have to go on Soldiers Home to get to the trail head that goes down Kalberer. I'm asking that if development is put in on that corner, that the County and the City work together to consider what improvements might be made to Soldiers Home, perhaps the addition of a 1 – 2 foot wide bike lane on the edge of the street or potentially a sidewalk. That would make moving about that area safer with the increased traffic that will surely come. There certainly will be more traffic and I would be concerned about trying to leave our subdivision without having to drive with my bikes on my car to get to some place safe. I'm hoping that the County and the City will work together to improve that whole intersection to make it safer for pedestrians, if that's the site that's ultimately chosen. Thank you.

Mr. Nay said we've made a lot of comments about the traffic caused by the fire station. Chief Drew, do you have any kind of guidelines for how fast trucks can go when you did those studies of how quickly you got there. What was the speed those drivers tried to stay with? Chief Drew said our travel guidelines, obviously it's going to depend on what time of day it is, and what's likely to be going on in a neighborhood and those kinds of factors. A general rule of thumb is 15 mph over the speed limit.

A citizen asked was that done with the siren on? Chief Drew said we did some with it on. The citizen asked did you take the S-curves? Chief Drew said yes. The citizen asked was the traffic stopped for you on those corners...because there's no place to go. We're supposed to stop to let you through or pull over. Chief Drew said I agree with everybody's point on the S-curves there—those aren't good. But from the corner, yes, we are going to utilize those to go to Prophets Ridge. No matter where we are we're going to use those S-curves to go to Westport—we just can't get away from those S-curves—they're there. They're there; they're going to be a problem no matter where the fire station is.

A citizen said if you had a fire station at Option #1 and a fire broke out at Prophets Ridge, how would you get there? What route would you take to get to Prophets Ridge? Chief Drew said from Option #1, that's ½ mile north of Kalberer off of Salisbury, we would go north on Salisbury to CR 500 and go east and then come back on what is 75 E, Soldiers Home veers off, it's not Soldiers Home out there. To Westport, we would have to go the other way. We're going to be going right past the proposed location.

John Blignaut said while most of the comments tonight have been about location, zoning, and traffic; all very important, I wanted to make a few comments on cost. It does

affect us all. While the station is in a TIF, or will be a TIF bond issue...Mr. Belter said it will not be in the TIF district, it does serve the TIF district and so the funding would be through the TIF. Mr. Blignaut continued with all taxpayers do work services to the TIF, so we all have a vested interest. I would like to just point out that the Bond fund is estimated to be about \$4.1M. This is on the West Lafayette City website. It's the Department of Local Government Finance Information Sheet, pages 4, 5 and 6 break out the costs. There's a number of large numbers there and these are estimates as I understand, in speaking with the folks beforehand. I hope that those are bid out when possible and minimized when possible, because I don't think \$4.1M is a reasonable number. I think we should take a look at Lafayette's efforts in building their new stations and what they cost and maybe we could learn a few things there. I think we could see these numbers come down dramatically. Thank you very much.

Paul Reiber said this is a very expensive fire station where it's being proposed currently. Part of that is because it's got to reflect the neighborhood so it's going to be very expensive to build. I know that real estate is very expensive, because I bought a house there. I think you really should look at building it elsewhere if you're concerned about saving money, because it's going to be cheaper in the long run. It's going to be cheaper just to build it because you're not going to have the expense of making it have architectural shingles and have limestone facades to make it look like a nice building. There is the K-Mart building that has just been demolished; I think you can't argue that there isn't an availability of commercial space available. I believe you're disrupting the family environment by proposing commercial development at the location. There's going to be a neighborhood pass all through Arbor Chase that has been planned. You're exposing the children to that increased traffic. There could be something that could happen, and I couldn't live with that. Kalberer is 30 mph in that section where the fire station is proposed currently. Thank you.

Mr. Belter stated we have time for one last comment, and then we have to adjourn to allow the City Council to meet at 7:30. That said, the City Council may very well be interested in your comments, so you may still have the opportunity to speak.

John Dennis said I'll be brief. One of the things that I want to do first off, is I want to thank everyone for coming this evening on such short notice. You, Ladies and Gentlemen, did a great deal of research. You put your business together and obviously feel very passionate about where this is going to go, the construction that is going to be done, and the implementation of the new fire station. For that, I commend each and every one of you. If there's one thing that I think that we've learned tonight, I think that every body feels very passionate about where the fire station is going to go, about the fact that there's going to be the possibility of a commercial development in an area where people have families, where their children are playing and being raised. I think at the end of the day, another point that has been proven and brought forward tonight is that these folks are very concerned about having input into where this fire station is, and whether or not there's going to be a commercial development made in this area. I think that's been made abundantly clear by everybody that's come to the podium tonight. I also think that they are very, very adamant about having input on ideas before the decisions are made

and they want to be included in that and I think that's a compliment to everybody that showed up and made a presentation this evening. Thank you very much.

Mr. Belter said we have 4 minutes until the Council starts.

Tom Lidester said I live on Ravinia, I was a resident of University Farms. I'll be real brief. I developed Saint Joseph's Court. A number of people called and expressed their concern because I've told a number of people there would be a church there and I feel obligated to respond. First of all, the cost, I was reading that the lease had the money to buy the land without commercial development in the paper. City Attorney Bauman said it's a lease financing with a Bond, yes. Mr. Lidester said well my question on that is, I know the church paid close to \$40,000 an acre for that land; that's \$320,000. Option #1, which is up Salisbury, where you could buy land for \$25,000 to \$30,000; Purdue University may give it to you, and a septic field less than \$10,000. So you've got one Option that takes \$320,000 of TIF money out of the pocket, and the other is \$60,000. I know we have a lot of other development we can use that TIF money for. The second thing that I wanted to comment on, is the speed limits and I think the Chief (Drew) made a comment of 15 mph. I haven't talked to the person who said sometimes it's 10 mph, I guess it depends on the City. If the speed limit on Salisbury is 40 mph, the speed limit on CR 500 N is posted at 40 mph, so you could travel at 55 mph up and down Salisbury, north of Kalberer and across CR 500. I personally drove from site #1 around that route that the Chief mentioned and I was 10 miles over, but I arrived at the gate in 3½ minutes. That was at 10 mph over, if I had the other 5 mph over, I might have gotten into all the streets; but I hate to see that very important small neighborhood wag the dog; because we've got a huge amount to the west. Thanks for the opportunity.

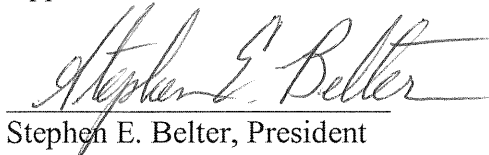
Mr. Belter said Ladies and Gentlemen, I thank you for your participation. The Council will start to meet in approximately 1 minute and you are certainly welcome to stay and participate in that meeting.

Mr. Nay made a motion to adjourn the meeting. Mr. Oates seconded. The meeting adjourned at 7:30 p.m.



Lawrence T. Oates
Recording Secretary

Approved:



Stephen E. Belter, President

/djkl